

City of Burien

BURIEN PLANNING COMMISSION MEETING

September 25, 2007

7:00 p.m.

City Council Chambers

MINUTES

Planning Commission Members Present:

Janet Shull, Stacie Grage, Robert Simpson-Clark, Jim Clingan, Rebecca McInteer, Jon Newton

Absent:

Michael Sumner

Others Present:

Scott Greenberg, Community Development director; David Johanson, planner

Roll Call

Chair Shull called the meeting to order at 7:05 p.m. Upon the call of the roll all commissioners were present with the exception of Commissioner Sumner.

Agenda Confirmation

Motion to approve the agenda as printed was made by Commissioner Simpson-Clark. Second was by Commissioner Newton and the motion carried unanimously.

Public Comment – None

Approval of Minutes

A. August 28, 2007

Motion to approve the minutes as submitted was made by Commissioner Simpson-Clark. Second was by Commissioner Clingan and the motion carried unanimously.

Old Business – None

New Business

A. Proposed 2007 Comprehensive Plan Amendments

Senior Planner David Johanson said the package of proposed Comprehensive Plan amendments contains both text amendments and requests for rezones. He noted that the public hearing has been slated for October 9.

Mr. Johanson explained that proposed amendment 2007-3, which pertains to shoreline policy amendments, initially was included as a placeholder in anticipation of policy work related to the Shoreline Master Program update. He allowed that the process is not far enough along, so the amendment is not ready to be discussed.

Planning Director Scott Greenberg addressed proposed amendment 2007-4 pertaining to removing from the Burien's Potential Annexation Area (PAA) an area that overlaps with the PAAs of Seattle and Tukwila. The City Council has agreed to withdraw the PAA from that industrial area. The proposal would simply amend the map.

Mr. Greenberg explained that proposed amendment 2007-6 pertains to Special Planning Area 4 (SPA-4), also known as the Northeast Redevelopment Area. He said there are two aspects to the proposed amendment, the first of which would potentially allow retail uses within most of the area; he clarified that retail would not be allowed as a primary stand-alone use in Area A. If approved by the City Council, it will become necessary to change the Zoning Code to allow retail uses; that subsequent action would take place in early 2008.

The second amendment associated with 2007-6 seeks to simplify process. Currently, any redevelopment in areas A, B or C of SPA-4 requires a rezone action and a negotiated development agreement with the City. The proposal is to eliminate the development agreement requirement. The process seems to be redundant and does not really add any value to the City or the applicant. The rezone process still would be required.

Mr. Greenberg noted that The Transpo Group was the consultant that conducted the original transportation analysis for the Environmental Impact Statement that led to the current policies and zoning in the area. He said the consultant was brought back in and asked how adding retail to areas B and C would impact traffic. He provided the commissioners with written copies of the response memos from The Transpo Group in which it proposes adding three transportation improvements to the list of improvements that are included in the Comprehensive Plan. Transpo is projecting that if all of areas B and C were to develop with retail uses, a traffic signal might be required at Des Moines Memorial Drive and South 140th Street in addition to the capacity improvements required to meet the demands required by business park development. Additional improvements may be needed at 8th Avenue South and South 140th Street.

With regard to proposed amendment 2007-8, Mr. Johanson explained that the request is to change the Comprehensive Plan designation from Industrial to Intersection Commercial, and the zoning from Industrial to Intersection Commercial. He said the recommendation of staff is for approval. A similar request was submitted in 2006 for the property, though the request at that time was to change from Industrial to RM-24; that request was denied.

Commissioner Newton asked how the proposal could impact traffic in the area. Mr. Johanson answered that traffic is a consideration tied to specific development proposals. He allowed that there may be challenges given the topography on South Normandy Road and Des Moines Memorial Drive. He stressed, however, that the development regulations and roadway standards will address things like sight distance and ingress and egress.

Commissioner Simpson-Clark commented that when and if SR-509 actually gets completed there will be excess capacity on the stretch of road passing by the subject property.

Commissioner Simpson-Clark said the proposal for the property takes a much more logical approach. Commissioner Newton concurred.

Mr. Johanson explained that proposed amendment 2007-9 relates to the Times Square property at the northwest corner of First Avenue South and South 156th Street. The request seeks to change the

designation on a portion of the property from RM-24 to CR. He said it appears the original zoning line may not have been drawn appropriately on the map. Staff supports the proposed revision.

Chair Shull noted that just to the north of the subject parcel there is a potentially similar situation with a zoning boundary drawn through a parcel. She suggested the City may want to be proactive in getting similar instances corrected. Mr. Johanson said staff could put the matter on the radar screen for 2008. He submitted that the number of such instances is quite low.

Mr. Johanson said proposed amendment 2007-7 presents an interesting situation. He explained that the focus is on a finger of land attached to the east end of Moshier Park that provides access to the park and that is being used by both of the adjoining multifamily uses for parking, which is a problem. The parks department sees no need for the access other than for maintenance, and it believes that that can be handled through an easement. The proposal is to change the Comprehensive Plan map from a parks designation to RM-24, and the zoning map also will be changed to RM-24. The property then could be acquired from the City and improved.

Commissioner Simpson-Clark said he visited the site. He said it is obvious no one wants to improve the site; the City does not need to improve it, and the adjacent property owner cannot because it currently belongs to the City.

Mr. Johanson said proposed amendment 2007-5 seeks to change the Comprehensive Plan map to reflect a parks and open space designation for the Town Square parcel. He explained that the action will help to further refine the City's plan for its parks and open space and will add some level of assurance that park land will remain park land for the long term.

Chair Shull noted that because all other park facilities in the city have the parks and open space designation, it makes sense to treat Town Square the same.

Mr. Johanson explained that proposed amendment 2007-2 involves only a text amendment to the language of Policy SE-1.2 to reflect the adoption of design guidelines for the Old Burien area, also known as Special Planning Area-1.

Commissioner Simpson-Clark recused himself from the issue on the grounds that he is an adjacent landowner.

Chair Shull suggested Line D of the proposed language should read "...the City shall administer adopted design standards..." rather than "...the City should administer...." Mr. Johanson concurred.

Commissioner Newton asked if the same word change should be made in Line C. Mr. Johanson said there could be situations where construction may not trigger design review, such as where the construction is only internal to a building. The way the Zoning Code standards are written, where there is no exterior change, there is no requirement to go through design review.

Commissioner Simpson-Clark proposed changing "should" to "shall" in the prologue paragraph, then taking out all references to "should" in the following paragraphs.

Commissioner McInteer suggested that changing all instances of "should" to "will" would not lock the City into any specific course of action. Legally there is no difference between "shall" and "will."

Mr. Johanson said the "shall" is more directive and is the appropriate word for Line D. He also suggested leaving the language as it is for the public hearing, to which the commission agreed.

Mr. Johanson said proposed amendment 2007-1 applies to the Downtown Commercial and Special Planning Area-1 zones and involves a number of new policies and one amendment to existing Comprehensive Plan policy TR-9.2.1. The revisions are needed to incorporate the recommendations of the downtown parking study.

Commissioner Newton referred to the policy regarding loading zones on Class A streets and asked if as written UPS and FedEx drivers will be impacted. Mr. Johanson said the policy reference is to official loading zones. He said the downtown parking study steering committee had a lot of discussion about loading zones. Their inclination was not to use Class A streets as loading areas. Designated loading zones should be located elsewhere. Commissioner Newton suggested that some exceptions may be necessary; businesses need packages dropped off and picked up and there may not always be an alley or non-Class A street location available.

Mr. Johanson agreed but pointed out that the proposed policy is primarily focused on loading zones with a two-hour parking limit. The policy recommends adoption of a program under which businesses can apply for short-term pick-up and drop-off areas.

Commissioner Simpson-Clark said it has already been determined that within the area there will be either an alley or a non-Class A street adjacent to every business.

Commissioner Simpson-Clark suggested the policy of the City should be to preserve the maximum number of on-street parking spots and that accordingly parking should be given priority over bus stops where feasible. The other commissioners concurred.

Director's Report – None

Adjournment

Motion to adjourn was made by Commissioner Newton. Second was by Commissioner Grage and the motion carried unanimously.

Chair Shull adjourned the meeting at 8:25 p.m.

Approved: _____

Janet Shull, chair
Planning Commission